

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14036, of Willard Associates/Oliver T. Carr Co., managing partner, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a reinstatement of BZA Order No. 13276, for a variance from the requirement that the building height be measured from the Pennsylvania Avenue curb (Sub-paragraph 5201.232) for a proposed addition to an existing hotel in a C-5 (PAD) District at the premises 1401 Pennsylvania Avenue, N.W., (Square 225, Lot 33).

HEARING DATE: September 28, 1983  
DECISION DATE: September 28, 1983 (Bench Decision)

ORDER

In application No. 13276, by Order dated October 6, 1980, the Board approved the identical relief as requested herein, for the same applicant, to construct the same development as proposed herein. The applicant did not proceed to file for building permits to construct the project because of adverse economic conditions. In accordance with Paragraph 8205.11 of the Zoning Regulations, the approval expired after six months.

The applicant now proposes to go forward with the project. The Office of Planning, by memorandum dated September 21, 1983, noted that the requested relief is identical to that requested in BZA Order No. 13276. The difference between the previous 1980 plans and the subject plans are related to the internal use of the structure. The changes are as follows:

	<u>BZA Application No. 13276</u>	<u>BZA Application No. 14036</u>
	(1980)	(1983)
Hotel	640 rooms	395 rooms
Retail	58,000 sq. feet	31,435 sq. feet
Office	--	245,511 sq. feet
Parking	250 cars	190 cars

The Office of Planning further noted that no conditions within the neighborhood have changed since the earlier application and that its previous comments and recommendations were still applicable.

The Board incorporates herein the Findings of Fact and Conclusion of Law set forth in Order No. 13276, dated October 6, 1980, a copy of which is attached. It is therefore hereby ORDERED that the application is GRANTED.

VOTE: 4-0 (Carrie L. Thornhill, William F. McIntosh, Maybelle Taylor Bennett and Douglas J. Patton to grant, Charles R. Norris not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: DEC 13 1983

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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